

DATE OF DEFERRAL	7 December 2020
PANEL MEMBERS	Garry Fielding (Chair), Andrew Hutton, Clare Brown
APOLOGIES	Sandra Hutton
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 25 November 2020.

MATTER DEFERRED

PPSSWES-26 – Carrathool – DA2020/017 at Kidman Way Hillston for a solar farm (as described in Schedule 1)

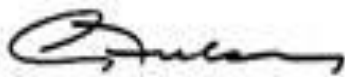


REASONS FOR DEFERRAL

The panel agreed to defer the determination of the DA until the followed matters are provided/addressed by the applicant, following which a supplementary assessment report is to be provided to the Panel for consideration:

1. Plan details showing the upgrading of Norwood Lane required under Schedule 2 Condition :4 of the Draft Conditions of Consent.
2. Submission of a Clause 4.6 written request addressing the proposed contravention of the 40 hectare minimum lot size development standard applying to the subject land under LEP 2012.
3. Plan details showing landscape planting, including species and their height and maturity, designed to visually screen the proposed development from adjacent public roads dwelling houses within the vicinity.
4. Details of the proposed decommissioning of the electricity generating works and the site's rehabilitation thereafter.
5. Details of the connection to the electricity grid in Kidman Way.
6. The draft voluntary planning agreement proposed pursuant to Section 7.4 of the EPA Act. prepared,.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Andrew Hutton
 Clare Brown	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-26 – Carrathool – DA2020/017
2	PROPOSED DEVELOPMENT	<p>Construction of a Solar Farm in 2 x 5 MW in two stages and associated infrastructure</p> <p>Two Lot subdivision in an RU1 Zone to create:</p> <ul style="list-style-type: none"> • 1 x 12.73 Ha allotment; and • 1 x 55.14 ha allotment
3	STREET ADDRESS	Lot 103 DP 755189 Norwood Lane, Hillston
4	APPLICANT/OWNER	<p>Applicant: ITP (Development) Pty Ltd</p> <p>Landowners: David & Pamela Fisk</p>
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Koala Habitat Protection) 2019; ○ State Environmental Planning Policy No.55 – Remediation of Land; ○ State Environmental Planning Policy (Infrastructure) 2007; ○ State Environmental Planning Policy (Primary Production and Rural Development); ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ NSW State Plan 2021 ○ Murray Riverina Regional Plan 2036 ○ Carrathool Local Environmental Plan 2012 • Draft environmental planning instruments: Nil • Development control plans: Nil • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 18 November 2020 • Written submissions during public exhibition: 5 • Unique submissions received by way of objection: 5
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 7 December 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Garry Fielding (Chair), Andrew Hutton, Clare Brown ○ <u>Council assessment staff</u>: Warwick Giblin (consult), Lisa Schiff (consultant), Jason Nicholson
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report